

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 6, 1976, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Harcourt,
Marzari, Rankin, Sweeney & Volrich.

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Kennedy.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there was a matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Boyce

THAT the Minutes of the Regular Council Meeting of December 16, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Boyce

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

B. Rail/Truck Terminal for B.C. Hydro
in False Creek, Area 3.

The Council considered the following report dated December 23, 1975, as submitted by the City Manager:

Vancouver City Council, at its meeting on December 9, 1975, when dealing with the proposed Rail/Truck Terminal for B.C. Hydro in False Creek, Area 3, passed the following motion:

"THAT this whole matter be deferred until the first meeting of Council in January 1976, and in the meantime the City Manager report on:

Cont'd..

CITY MANAGER'S REPORT (Cont'd)

Rail/Truck Terminal for B.C. Hydro
in False Creek. Area 3. (Cont'd)

- (a) The five objections stated in B.C. Hydro's letter regarding the alternative proposal of a road/rail right-of-way between the viaduct supports, presently being studied by Marathon Realty Co., Ltd., for the Provincial Government;
- (b) Acceptable confirmation of Rail Freight facilities being relocated after ten years;
- (c) Economics of transactions generally, from City's point of view."

A meeting was held December 22, 1975 with City officials and representatives of B.C. Hydro. The consultant architects for B.C. Hydro presented three options which were discussed in relation to the preferred proposal 'P'.

The three options basically involved containing the new rail/truck facility entirely to the south of the viaduct (proposals attached.) The options were not pursued by Hydro for reasons of functional efficiency, economics and/or their physical space requirements.

With respect to the five objections regarding the alternative proposal of locating a road/rail right-of-way between the viaduct supports referred to in the above motion, the following explanations were given by Hydro representatives:

- (1) The proposal right-of-way would require removal of three buildings from Commonwealth Construction who have sixteen years remaining on their lease in the area. These buildings would have to be relocated elsewhere and would add to the cost of development (see point #3.)
- (2) Although it is estimated that only four - six months would be required to negotiate a move on the part of Commonwealth Construction, any redesign at this stage would require redoing drawings. Hydro plan to start construction early in 1976.
- (3) Relocation of Commonwealth Construction at an estimated cost of approximately \$400,000 and this, with other increased costs due to other lease problems and operating inefficiencies, would increase the total cost of the project by approximately 13% and is therefore not feasible. If none of the options nor the preferred proposal were acceptable to the City they could expand facilities on land they now occupy (this would be a poor solution as far as the City is concerned, as it would not free up any land and would not permit the Taylor Street connection to provide the south by-pass which is needed by the City.)
- (4) The alternative proposals provide less land for development. Because of design consideration relating to the movement of rail cars and reduced site area, as well as operating inefficiency the alternative proposals were dropped.
- (5) Parking arrangements can be rationalized within the available site in all proposals; however, their location with respect to the rail track and warehouses creates some difficulties. The proposal for roof-top parking was dropped for economic reasons.

With respect to recommendation 'b', Hydro officials reported that they consulted with their Executive Director, Mr. J. Wilson, and received confirmation of the ten year life of the facility. The ten year term would begin following completion of the first warehouse buildings. Construction of the warehouse buildings is to be phased over about three years.

CITY MANAGER'S REPORT (Cont'd)

Rail/Truck Terminal for B.C. Hydro
in False Creek. Area 3. (Cont'd)

Hydro officials reported that the Authority felt the statement by their Executive Director should provide the City with a sufficient commitment.

Following discussions with the City Manager and the mover of the motion Alderman Marzari, it was agreed that the points regarding economics had been dealt with in recommendation 'a' and therefore recommendation 'c' was not considered.

With respect to the Taylor Street connection, City Council on January 9, 1975, passed the following motion after hearing presentations from the Minister of Lands, Forests and Water Resources regarding demonstration projects:

"THAT the Provincial Government be advised that Council welcomes the proposal of a False Creek Lake and supports the submission to the Federal Government subject to:

- (a) construction to include the diverting of traffic around the lake to the satisfaction of the City Engineer;
- (b) the project to be carried out without cost to the City;

FURTHER, that the Provincial Government be requested to include, in its scheme, a culvert system from the proposed lake to the harbour area in Burrard Inlet."

It was noted during discussions with Hydro officials that an agreement could be worked out whereby the City would have the option of realigning the Taylor connection after Hydro vacated the site.

In view of the facts that:

- (1) Hydro have advised the City they intend to proceed with this development under their powers as a public utility, and without a development permit; although they intend to continue to consult with City officials on the project;
- (2) Should they be forced to abandon proposal 'P' for some unforeseen circumstances, they would not adopt options 'A', 'B', or 'C' but would instead expand over the present site;
- (3) The development will be in place for only 10 years;
- (4) A badly needed south by-pass road allowance will be provided through B.C. Hydro property, to be realigned if required by the City after the development has been relocated.

The City Manager therefore RECOMMENDS that City Council endorse proposal 'P' as presented in the consultant's report.

The City Manager submits for CONSIDERATION the question of approaching the Provincial Government for an agreement regarding Hydro tenure and the matter of funding construction of the Taylor Street connection.

Circulated to Members of Council is a report from the consultants supporting the position that proposal 'P' is the only proposal acceptable to the Hydro.

Cont'd....

CITY MANAGER'S REPORT (Cont'd)

Rail/Truck Terminal for B.C. Hydro
in False Creek, Area 3, (Cont'd)

Council received further explanation from the City Manager and the City Engineer and from Mr. Grant, representing B.C. Hydro, in particular regard to the re-location of the rail-freight facilities and the construction of the Taylor Street road - connection.

MOVED by Ald. Bowers

THAT the recommendation of the City Manager as contained in his report of December 23, 1975, be approved, subject to a resolution being obtained from the Board of Directors of B.C. Hydro and Power Authority committing the Authority to completion of the removal of its rail-freight development by December 31, 1986.

- CARRIED

(Ald. Bird, Rankin and Sweeney opposed)

The Mayor advised that the City Manager would be reporting further on the matter of financing the construction of the Taylor Street road - connection.

UNFINISHED BUSINESS & DELEGATIONS

1. Soliciting for Charity
on City Streets.

City Council, on December 16, 1975, received for information a Manager's Report dated December 2, concerning the International Society for Krishna Consciousness Inc. soliciting funds on City Streets without approval, and granted the hearing of a delegation from ISKCON.

Mr. Peter Chatterton, President of the organization, addressed the Council and filed a brief outlining the objectives of the group and suggesting that they meet with a committee or Council Members with a view to resolving the matter of the issuance of a license for the group to solicit.

MOVED by Ald. Harcourt

THAT the representation by ISKCON, and the brief submitted this day, be received.

- CARRIED UNANIMOUSLY

2. Brock House Society - Request
for Interim Operating Funds.

Council, on December 16, 1975, considered a clause contained in the report of the Community Services Committee, dated December 4, 1975, regarding a request of the Brock House Society for Interim Operating Funds in the amount of \$3,500. Council deferred the matter until this meeting of Council.

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Brock House Society - Request
for Interim Operating Funds (Cont'd)

MOVED by Ald. Bird

THAT a grant of \$3,500 on a 'one-time' basis be approved to the Brock House Society towards Interim Operating Expenses, and that the funds be provided from the Social Planning Department POSER budget.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Ald. Bowers, Harcourt and Volrich opposed)

MOVED by Ald. Boyce

THAT further consideration of the Brock House Society's request for a grant be given when all Members of Council are present and representatives of the Society be invited to address Council as a delegation at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Burrard View Park -
Juvenile Detention Home

Under date of December 16, 1975, the Chairman of the Park Board submitted the following excerpt from the Board's minutes:

"Board members reviewed the City Manager's report dated December 5th to City Council which recommended demolition of the old juvenile detention home located on City property adjoining Burrard View Park. On December 9th, City Council deferred the Manager's report to their December 16th meeting.

After discussion, it was regularly moved and seconded,

THAT the Board request City Council to add the city-owned property to Burrard View Park for park and recreation purposes when the building is demolished."

Council, on December 16, 1975, approved the demolition of this building.

MOVED by Ald. Bird

THAT the letter from the Park Board, dated December 16, 1975, be referred to the Director of Planning for report to the Standing Committee on Planning and Development, and a representative of the Park Board be invited to the Committee Meeting when the matter is considered.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Request that City Host a Banquet
at 21st Triennial of The National
Council of Women of Canada

The National Council of Women of Canada, in a letter dated October 7, 1975, requested the City to host a banquet during the conference of the National Council of Women to be held in Vancouver June 21 - July 2, 1976.

MOVED by Ald. Bowers

THAT the foregoing letter from the National Council of Women of Canada be received and no further action taken.

- CARRIED UNANIMOUSLY

Hostel Units - Dunlevy Avenue
and Alexander Street.

Under date of December 8, 1975, the Mayor, as Chairman of the Board of Directors of the Vancouver Non-Profit Housing Corporation, submitted the following report regarding Hostel Units on Dunlevy Avenue and Alexander Street:

"Vancouver City Council passed the following resolution October 21, 1975:

"THAT Council approve the construction of up to a six storey hostel housing project on the site of the south east corner of Dunlevy Avenue and Alexander Street; being Lots 1 - 6, Block 41, D.L. 196 subject to approval of the Antoinette Lodge Steering Group."

An application for funding was made by the Vancouver Non-Profit Housing Corporation to C.M.H.C., who advised December 3, 1975 that a loan under Section 15.1 of the N.H.A. had been approved. This loan will be in the amount of \$2,998,776. The loan is subject to execution of all terms of the formal agreement.

The loan will fund the creation of 171 hostel units.

This report is submitted for the information of Council."

MOVED by Ald. Sweeney

THAT the foregoing letter from the Mayor be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Sponsorship for Dinner at 1976
Conference of Interchange on
Canadian Studies.

Council, on November 18, 1975, considered a letter from Interchange on Canadian Studies, requesting the Council to host a dinner, and referred the request to the Vancouver School Board with the suggestion that it consider hosting the dinner.

Under date of December 18, 1975, a letter was received from the Chairman of the School Board in which the Board advised it had committed about \$13,000 of staff time and services to the week-long meeting. Council, therefore, was requested by the School Board to reconsider its decision and assist the Board in sponsoring this conference.

MOVED by Ald. Rankin

That the letter from the Vancouver School Board, regarding the 1976 Conference of Interchange on Canadian Studies, be received.

- CARRIED UNANIMOUSLY-

Request for Support re
Increase - National Gas Costs.

The Council of the City of Windsor, in a letter dated December 22, 1975, requested the City to endorse a resolution restricting further energy price increases to the Wage and Price Guidelines established by the Federal Government.

MOVED by Ald. Bird

THAT this Council support the resolution of the City of Windsor as contained in its letter of December 22, 1975.

- LOST

(Ald. Boyce, Bowers, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich

THAT the letter from the City of Windsor be received.

- CARRIED UNANIMOUSLY

Sale of Menno Court -
5700 Block Bruce Street

The Chairman of the Mennonite Senior Citizens Society, in a letter dated December 16, 1975, requested to appear before Council concerning the extra cost involved in preparing the ground for the Menno Court Senior Citizens site. The organization is of the opinion that it has suggestions which will resolve the matter in a manner satisfactory to itself and the City.

MOVED by Ald. Rankin

THAT the delegation request of the Mennonite Senior Citizens Society be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Council Representation on
Public Boards and Commissions.

Under date of January 5, 1976, the Mayor submitted Council appointees to various Board and Commissions and, after amendment, it was

MOVED by Ald. Volrich

THAT the following appointments be approved:

AUDITORIUM BOARD

Alderman Bowers

BRITANNIA COMMUNITY SERVICES MANAGEMENT BOARD LIAISON

Alderman Marzari

CIVIL DEFENCE BOARD

Mayor Phillips

DOWNTOWN PARKING ASSOCIATION

Alderman Volrich

FOLKFEST '76 COMMITTEE

Alderman Boyce

Alderman Volrich

GREATER VANCOUVER CONVENTION & VISITORS BUREAU

Alderman Sweeney

HERITAGE ADVISORY BOARD

Alderman Harcourt

JOINT BURNABY-VANCOUVER FRASER RIVER COMMISSION

Alderman Cowie

LOWER MAINLAND MUNICIPAL ASSOCIATION

Alderman Boyce

METROPOLITAN BOARD OF HEALTH

Alderman Boyce

Alderman Marzari (Alternate)

OFFICIAL TRAFFIC COMMISSION

Chairman: Alderman Bird

Alderman Marzari

P.N.E. DIRECTORS

Alderman Bowers

Alderman Bird

Alderman Cowie

Alderman Sweeney

Alderman Volrich

PARK BOARD LIAISON

Alderman Boyce to alternate with the DEPUTY MAYOR
(This will mean one meeting amonth for the Deputy Mayor
and one for Alderman Boyce)

COMMUNICATIONS OR PETITIONS (Cont'd)

Council Representation on
Public Boards and Commissions (Cont'd)

REMEMBRANCE DAY COMMITTEE

Mr. Halford Wilson
Alderman Bird

SCHOOL BOARD LIAISON

Alderman Bowers

U.N. CONFERENCE COMMITTEE

Chairman: Alderman Kennedy (with power to add)

VANCOUVER ART GALLERY ASSOCIATION

Alderman Marzari

VANCOUVER ATHLETIC COMMISSION

Alderman Sweeney

VANCOUVER LIBRARY BOARD

Alderman Cowie

VANCOUVER RESOURCES BOARD

Alderman Marzari
Alderman Rankin

VEHICLES FOR HIRE BOARD

Alderman Rankin

VANCOUVER CITY PLANNING COMMISSION NOMINATING COMMITTEE

Alderman Bowers

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT the Standing Committees, including Chairmen and Vice-Chairmen, as appointed in 1975, be re-appointed for 1976.

- CARRIED UNANIMOUSLY

Deputy Mayors - 1976

Under date of January 5, 1976, the Mayor submitted the following letter:

It is the established policy of City Council to have a rotating Deputy Mayorship. The Deputy Mayor handles a number of social functions and official gatherings that it is not possible for the Mayor to attend. For this service he receives extra remuneration.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

10

Deputy Mayors - 1976 (Cont'd)

Members of Council are asked to be Deputy Mayor for one month periods throughout the year. I propose the following roster for Deputy Mayor:

January 1976	-	Darlene Marzari
February 1976	-	Art Cowie
March 1976	-	Hugh Bird
April 1976	-	Jack Volrich
May 1976	-	Helen Boyce
June 1976	-	Warnett Kennedy
July 1976	-	Fritz Bowers
August 1976	-	Ed Sweeney
September 1976	-	Harry Rankin
October 1976	-	Michael Harcourt
November 1976	-	Jack Volrich
December 1976	-	Darlene Marzari

MOVED by Ald. Bowers

THAT the foregoing proposal by the Mayor be approved.

- CARRIED UNANIMOUSLY

Hardship Appeal - Illegal Suite
1511 West 63rd Avenue.

Mr. and Mrs. Harold Epp, in a letter dated December 31, 1975, requested an opportunity of appearing as a delegation before Council to speak against Council's refusal to permit the use of their basement suite.

MOVED by Ald. Rankin

THAT the foregoing request of Mr. and Mrs. Harold Epp, to appear as a delegation, be granted.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.35 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 3.55 p.m., with the same members present.

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 2, 1976.

Works & Utility Matters
(January 2, 1976)

Closure of Lane South of 15th Avenue
West of Carolina Street, Portion of
Lot A, Block 100, D.L.301.
(Clause 1)

MOVED by Ald. Rankin

THAT this clause be deferred, pending the hearing of
delegations from Mr. W. Partridge and Mr. W. Nelsen, as requested.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(January 2, 1976)

875 West 63rd Avenue -
Hardship Appeal.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(January 2, 1976)

The Council considered this report which contains two clauses,
identified as follows:

- Cl. 1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning.
- Cl. 2. Rezoning Application - Yew Street and S.W. Marine
Drive overlooking the Marine Drive Golf Course,
Western portion of Lot 11 and Parcel L, Block 3, D.L.316.

The Council took action as follows:

Bonus Provision: Kitsilano RM-3B
and RM3A-1 Zoning.
(Clause 1)

MOVED by Ald. Marzari

THAT this clause be referred to the Standing Committee on
Housing and Environment for consideration and report.

- CARRIED UNANIMOUSLY

Rezoning Application -
Yew Street & S.W. Marine Drive.
(Clause 2)

MOVED by Ald. Bird

THAT the recommendation of the City Manager be approved and,
therefore, the application be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(January 2, 1976)

Request for Bus Stops on
Granville Street at Drake Street.
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(January 2, 1976)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Authority to Invest Funds.
- Cl. 2. Annual Financial Authorities.
- Cl. 3. Cedar Cottage N.I.P. Appropriation: Equipment for Grandview Community Centre Lounge.
- Cl. 4. Park Board: Satellite School Program.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation:
Equipment for Grandview Community Centre Lounge.
(Clause 3)

MOVED by Ald. Bowers

THAT Council authorize the appropriation of \$5,500 from the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of equipment and paint for the lounge/games room of the Grandview Community Centre.

- CARRIED UNANIMOUSLY

Park Board: Satellite
School Program.
(Clause 4)

MOVED by Ald. Boyce

THAT Council approve a transfer within the Park Board budget in the amount of \$5,060 to Small Community Halls account.

- CARRIED

(Ald. Rankin and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters
(January 2, 1976)

Consent to Assignment of Lease;
McLaren Electric Building -
1836 West 5th Avenue.
(Clause 1)

MOVED by Ald. Bird

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report from Standing Committee
on Housing & Environment.
(December 18, 1975.)

The Council considered this report which contains fourteen
clauses, identified as follows:

- Cl. 1. Progress on Enforcement of Fire By-law.
- Cl. 2. Fire By-law Enforcement - Mt. Allison Lodge.
- Cl. 3. Fire By-law Appeal - Windermere Apartments.
- Cl. 4. Progress on Enforcement of Lodging House By-law.
- Cl. 4a. Lodging House By-law Enforcement - Wicklow Hotel.
- Cl. 5. Compact Housing Program - Progress to Date.
- Cl. 6. Killarney Gardens.
- Cl. 7. Housing Management and F.P.28, Hard to House
Facility, 300 Block East Cordova Street.
- Cl. 8. Amendments to the Sign By-law.
- Cl. 9. Amendments to Sign By-law; Sign Schedules for
Recently re-zoned Comprehensive Development Districts.
- Cl.10. "Molson's" Sign - 1550 Burrard Street.
- Cl.11. Fire By-law Enforcement - Strathmore Lodge.
- Cl.12. Enforcement of Lodging House By-law.
- Cl.13. Interim Housing Status Report.
- Cl.14. Financing - Low Cost Spay and Neuter Clinic.

The Council took action as follows:

Progress on Enforcement
of Fire By-law.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee that the City of
Vancouver not issue 1976 Business Licenses for the Empress Hotel,
235 East Hastings Street, be deleted as the owners have now signed
a contract re sprinkler installation.

FURTHER THAT any reference to the Empress Hotel be deleted
from recommendation 'B' of the Committee.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report from Standing Committee
on Housing and Environment.
(December 18, 1975) (Cont'd)

Progress on Enforcement
of Fire By-law.
(Clause 1) (Cont'd)

MOVED by Ald. Bowers

THAT the Director of Permits and Licenses be instructed to not issue any City of Vancouver licenses to the Vanport Hotel, 645 Main Street and the Ivanhoe Hotel, 1038 Main Street, until Council has heard representations on January 27, 1976, from the owners of these two hotels.

FURTHER THAT the Liquor Administration Branch be advised of Council's action in this matter, and requested not to issue Liquor Licenses to these two hotels until after the January 27, 1976, meeting; in addition the Liquor Administration Branch be invited to be present at the January 27, 1976, meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendations 'B' and 'C' of the Committee, as amended, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 (inclusive)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 2, 3, 4, 4a, and 5, be approved.

- CARRIED UNANIMOUSLY

Killarney Gardens
(Clause 6)

Alderman Harcourt advised that the Committee is having difficulties in getting agreement from the owners of Killarney Gardens to a meeting to discuss this matter. However, he will continue his efforts to arrange a meeting.

MOVED by Ald. Harcourt

THAT recommendations 'A' and 'B' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Housing Management and F.P.28, Hard to
House Facility, 300 Block East Cordova St.
(Clause 7)

MOVED by Ald. Harcourt

THAT recommendations 'A', 'B' and 'C' of the Committee be approved and the following be added as recommendation 'D':

"THAT approval in principle be given to establishment of a Hostel Management Advisory Group, with membership as follows:

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standing Committee on Housing
and Environment.

(December 18, 1975) (Cont'd)

Housing Management and F.P.28,
Hard to House Facility, 300
Block East Cordova Street.
(Clause 7) (Cont'd)

Two representatives from the Community
Resources Board;

One representative from the Downtown
Community Health Society;

One representative from the Downtown
Eastside Residents' Association;

One representative from community groups that
have been involved in housing in the
Downtown Eastside;

One representative from the Social Planning
Department, City of Vancouver."

- CARRIED UNANIMOUSLY

Clauses 8 - 14(inclusive)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in
clauses 8, 9 and 10 be approved, and clauses 11, 12, 13 and 14
be received for information.

- CARRIED UNANIMOUSLY

II. Report from Standing Committee
on Community Services.
(December 18, 1975)

The Council considered this report which contains six clauses,
identified as follows:

- Cl. 1. Liquor Permit Application - 205 Main Street.
- Cl. 2. Liquor Permit Application - 801 Beach Avenue.
- Cl. 3. Super Graphics and Wall Murals - Approval Process.
- Cl. 4. Ray-Cam Co-operative Community Centre - Operational
Structure.
- Cl. 5. Request for Approval to Distribute Furniture valued
at over \$300.
- Cl. 6. Shannon Day Care Centre - Progress Report.

The Council took action as follows:

Clauses 1 - 6 (inclusive)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in
clauses 1, 2, 3, 4, and 6 be approved, and clause 5 be received
for information.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 16

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(N/E Cnr. Kingsway & 12th Ave.
Biltmore Hotel)

MOVED by Ald. Boyce

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time, and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Boyce

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(1636 East Broadway)

MOVED by Ald. Volrich

SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS1. Council Meetings - 1976.

The Council considered suggested Council Meeting dates for 1976, submitted by the City Clerk and, after amendment, it was

MOVED by Ald. Rankin

SECONDED by Ald. Volrich

THAT the Regular Council Meetings for the year 1976 be held on Tuesdays on the following dates, commencing at 2:00 p.m., and, after a declared recess, to continue at 7:30 p.m. for completion of Council business if and when necessary.

<u>DATES</u>		<u>SKIP COUNCIL</u>	
JANUARY	6	JANUARY	20
"	13		
"	27		
FEBRUARY	3	FEBRUARY	17
"	10		
"	24		
MARCH	9	MARCH	2
"	16	"	30
"	23		
APRIL	6	APRIL	20
"	13		
"	27		
MAY	4	MAY	25
"	11		
"	18		
JUNE	1	JUNE	15
"	8		
"	22		
"	29		
JULY	13	JULY	6
"	27	"	20
AUGUST	10	AUGUST	3
"	24	"	17
"	31		
SEPTEMBER		SEPTEMBER	7
	21	"	14
	28		
OCTOBER	5	OCTOBER	12
"	19		
"	26		
NOVEMBER	9	NOVEMBER	2
"	23	"	16
"	30		
DECEMBER	7	DECEMBER	21
"	14	"	28

Two evening delegation meetings per month, if advisable,
2:00 p.m. delegations for those who can manage.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)2. Sunday Closing

MOVED by Ald. Volrich

SECONDED by Ald. Rankin

COMMENT: When this matter was first brought before Council I believe that some members of Council declined to approve my previous motion because of the desire to have more information on the facts and implications. These will be presented when the following motion is considered. The practice of opening on Sundays is now becoming more widespread, more and more retail outlets are advertising openings and sales on Sundays. I believe that unless this practice is stopped now, it may soon get out of hand. A great many people have expressed support for some action on the part of Council. On the matter of principle I believe that this practice is against the spirit and meaning of Sunday.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. THAT the Director of Legal Services be requested to consider amendments or revisions to the "Shops Closing By-law" to provide for the closing of shops on Sundays, with the following provisions:
 - (a) "Shops" be defined similarly as in the Municipal Act - that is, excluding shops being open for various types of specified business.
 - (b) The Council to be empowered to add to these exemptions as it may decide, including the exemption of a specific area.
2. IF the Director of Legal Services considers that a by-law amendment or revision may not be effective or valid, he be requested to consult with the Attorney General in order to bring about such Charter amendments or other separate legislation as may be appropriate to remedy the situation.
3. THAT the Attorney General be requested to approve "flats" to prosecute those retail stores which are presently opening on Sundays in violation of the Lord's Day Act.

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT consideration of this motion be deferred to the next meeting of Council, and representations be heard from interested parties.

- LOST

(Ald. Bird, Bowers, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Volrich

SECONDED by Ald. Rankin

THAT the foregoing motion be approved.

- CARRIED

(Ald. Bowers opposed)

ENQUIRIES AND OTHER MATTERS

19

Alderman Marzari
Chairman of Special Committee
on Equal Employment Opportunities

advised that she would be reporting to Council next week with specific recommendations. Ms. K. Ruff and Mr. P. Winn have requested an opportunity to appear before Council when this matter is being considered.

MOVED by Ald. Marzari
SECONDED by Ald. Bowers

THAT the delegation requests be approved and arrangements be made to hear these delegations at 2.00 p.m. at the next meeting of Council.

- CARRIED UNANIMOUSLY

Alderman Boyce
Body-rub Parlours

enquired as to disposition of the by-law with respect to controlling Body-rub Parlours in the City. The Director of Legal Services advised that the previous Attorney-General had indicated he would amend the Municipal Act to permit control of these operations. He undertook to follow this matter up with the new Attorney-General.

Alderman Boyce
Municipal By-law Courts

referred to the matter of Municipal By-law courts which will be discussed at the G.V.R.D meeting on January 7, 1976, and requested that Council Members support the G.V.R.D.'s position. The Mayor advised that Council is already on record as supporting Municipal By-law Courts.

The Council adjourned at 4.45 p.m.

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The foregoing are Minutes of the Regular Council of January 6, 1976, adopted after amended on January 13, 1976.


MAYOR


CITY CLERK

WORKS & UTILITY MATTERSRECOMMENDATION:

1. Closure of Lane South of 15th Avenue West of Carolina Street Portion of Lot A, Block 100, D.L. 301

The City Engineer reports as follows:

"Over the past two years the closure and disposal of the above portion of lane has been the subject of review and negotiation with two interested parties. During the course of the review, and as more detailed information on the lane was obtained from Land Registry Office searches, the basis and procedure of disposal of the lane was varied in accordance with advice from the Law Department. As a result, with all of the information now available and fully considered, this report Recommends that the lane be sold to the most recent applicant, Mr. Nelsen of Oak Investments, who is the abutting owner to the north.

However, Council should be aware that Mr. Partridge, the abutting owner to the south (Lot 7), did inquire two years ago about the purchase of the lane and, furthermore, before full detailed information was available, was more recently offered half of the lane allowance. Mr. Partridge is objecting to the total lane allowance being sold to Mr. Nelsen and wishes to appear before Council as a delegation.

The summary of the proceedings on the above lane is as follows:

1. In November, 1973 Mr. Partridge made inquiries regarding the purchase of the lane allowance which is at the rear of his Lot 7. At that time he was advised that we were not prepared to sell this portion of lane since it appeared, from a cursory examination, that we would be endeavouring to acquire a through-lane allowance within the block.
2. In February 1974 Mr. Nelsen inquired whether the lane was for sale and was also advised (orally) that it was not.
3. In July 1974 Oak Investments (Mr. Nelsen) inquired if the lane could be sold. Further searches of the properties in the block at the Land Registry Office indicated that the City did not wish to put a lane through the block as we had previously closed the western portion for resubdivision of the west half of the block. It was then concluded that the lane was surplus and could be sold. As part of the normal process, the Property & Insurance Department was asked to determine a price. Mr. Nelsen was contacted on October 17 and advised of this price (\$7,623). However, Mr. Nelsen (in his telephone conversation) advised our Department that he was not prepared to purchase at this price. To confirm the matter, a letter was sent, stating the figure and asking Mr. Nelsen to advise us if he wished to acquire the lane. At this point we felt the matter was closed. We were unaware that Mr. Nelsen continued to negotiate with the Property & Insurance Department.
4. On February 5/75 Property & Insurance advised our Department that a new price of \$5,000 was agreeable. When it was determined that this was the same party (Mr. Nelsen) negotiating a price on the lane, it was necessary to carry out a detailed search in the Land Registry Office with respect to title. This search took considerable time and the transfer of title to the City has just now been registered.
5. In discussing lane closures with the Law Department as a result of the Provincial law suit on a lane closure, it appeared from the information available at that time (May 1975) that the abutting property owner should be offered at least a portion of the lane, particularly since he had requested purchase in 1973. This abutting property owner (Mr. Partridge) advised that he did wish to purchase the lane, so in the circumstances, it was felt that an equal division of the lane allowance (one half to each property) was the most appropriate arrangement. This was suggested to both parties, and while Mr. Partridge will agree to one half, Mr. Nelsen will not.

Continued

Manager's Report, January 2, 1976 (WORKS - 2)

Clause 1 Cont'd

6. In a recent further review of the matter with the Law Department, we have been advised that with all of the current information on this property, the City is at liberty to sell the entire 20 foot lane to either of the abutting owners. Because of the subdivision in the block, it would be preferable to sell the full 20 feet of lane allowance to Mr. Nelsen, both for lot depth and continuity of the rear property lines of the adjacent lots. (See attached sketch).

I RECOMMEND that the portion of lane shown outlined on plan numbered LF 7494 be closed, stopped up and conveyed to the owner of the abutting East Half of Lot 3, Block 100, D.L. 301, subject to the following conditions:

1. The value of the lane to be \$5,000 in accordance with the recommendations of the Supervisor of Property & Insurance.
2. The lane so closed be subdivided with the said East Half of Lot 3 to form one parcel."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

DELEGATION REQUESTS: Mr. P.M. Partridge and Mr. W. Nelsen

FOR COUNCIL ACTION SEE PAGE(S) 11

Manager's Report, January 2, 1976 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. 875 West 63rd Avenue - Hardship Appeal

The City Building Inspector reports as follows:

"On October 27, 1970, Council considered an application from Mr. Piara Singh Sandhu for the withholding of enforcement action under City Council's Hardship policy. In the original application, it was noted that a Building Permit had been obtained on December 31, 1969, for the installation of a playroom, recreation room, bedroom and three-piece bathroom in the basement.

Inspection of the building in July of 1970 found that the basement was occupied as a separate housekeeping unit. In Mr. Sandhu's application for consideration under the Hardship policy the cost of the installation of the basement accommodation (\$4,000) was shown as an outstanding debt. The Hardship Committee felt that this was a flagrant violation of the Zoning and Development Bylaw and were inclined to recommend that the application be refused. The matter was placed before Council who resolved:

"THAT this illegal suite be permitted to be continued for a limited period of two years by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period."

On November 30, 1970, Mr. Sandhu gave a commitment in writing that the building will be restored to a one family dwelling within a period of two years.

Two further applications were made to City Council for consideration under the Hardship policy, the last one being in August 1974. Council at that time instructed the City Building Inspector to withhold enforcement action for a period of six months. Numerous attempts were made to reinspect the building and finally on August 8, 1975, a new application was made by Mr. Sandhu for further consideration for the withholding of action under the Hardship policy.

The original submission to City Council indicated that Mr. Sandhu had borrowed \$2,000 from the bank and \$2,000 from a friend for the installation of the illegal basement unit. The new application indicates that the bank has been paid off, the building re-mortgaged, but that Mr. Sandhu's equity in the dwelling has increased to \$42,000. The new application further indicates that the applicant is still separated from his wife, supporting two children and temporarily unemployed.

It is the opinion of your committee that there is no hardship in this case.

As the building was erected as a one family dwelling in 1968, and as Mr. Sandhu has had the income from the illegal accommodation for a period of 5 years to recover the debt incurred, it is RECOMMENDED that the Building Inspector be instructed to enforce the regulations of the Zoning and Development Bylaw."

The City Manager RECOMMENDS that the foregoing recommendation of the City Building Inspector be approved.

MANAGER'S REPORT, January 2, 1976 (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

The Directors of Legal Services and Planning report as follows:

"On December 4, 1975, Vancouver City Council in Committee of the Whole considered the proposed rezoning of the Kitsilano Apartment Neighbourhood. At this meeting Council resolved in part that:

"the reference in the Draft By-Law to bonuses for senior citizen, handicapped and low income housing be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines".

1. Control of Bonused Units

Section 24A of the Land Registry Act allows a municipality to obtain from a developer, a restrictive covenant regarding land use and allows such a covenant to be registered against the land so that the same runs with the land and binds any and all successors to the title. A violation of the covenant where the conditions are not met provides that the municipality could launch an action to enforce the covenant or restrain its contradiction as the case may be.

This section of the Land Registry Act ensures that if the developer takes advantage of any bonuses granted, they can only be used for the purpose for which they were granted.

2. Guidelines for Bonused Units

Each planned development that indicates a willingness to utilize this bonus provision will, by necessity, be negotiated and dealt with on an individual basis, because of variables in land cost, financing, current construction and material costs, etc.

However, the intent of agreements that will be entered into between the City and builder, will be to provide these lower cost units along these criteria:

- A) Land component will not be included in the cost of those units designated for social housing.
- B) The cost of building "basics" will not be included in the cost of social housing units (elevators, roof, foundation, landscaping, etc.). The construction cost of the units will reflect basically their individual structure and their furnishings.
- C) Up to twenty per cent of the total units within the building will be designated for these purposes.
- D) The units must be of equal design, construction, materials and furnishings of the market units. However, in the individual negotiation that occurs, possible reductions in unit size for senior citizens may be desirable for additional or less costly units; units oriented to the handicapped will contain the appropriate "hardware".
- E) The bonused units will be randomly scattered throughout the building, to be determined in negotiations with the builder.

Continued on Page 2. . .

MANAGER'S REPORT, January 2, 1976 (BUILDING - 2)

Clause No. 1 Continued

- F) The buildings will be generally required to meet all Central Mortgage and Housing Corporation and National Housing Act requirements.
- G) The builder will be permitted a profit of between five and ten per cent on the bonused units.
- H) The rental level or sales price will be determined for the following year in negotiations between the City and builder. In the case of rental units, the monthly rental level may be reviewed annually. In the case of condominium units, the purchaser will enter into an agreement with the City not to resell the unit for five years at a cost exceeding purchase price, plus the annual increase of the Consumer Price Index.
- I) Rental units would be filled from a list of tenants provided by B. C. Housing Management, the City of Vancouver, or other appropriate agency as approved by the City.
- J) Condominium units would be filled by prospective purchasers who are most in need of these units (i.e., approximately 25% of their income to mortgage payments would be a guideline in determining eligibility).
- K) In the long term, it is believed desirable that the City of Vancouver Housing Corporation staff assume the responsibility of implementing this bonus provision, through negotiations with developers, assisting in placement and reviewing rent levels and purchase price.

The provision of these guidelines for each individual project will be insured by a "contract" prepared by the Director of Legal Services and entered into between the builder and the City of Vancouver. This would then be the basis for a covenant, as explained in Section 1, under Section 24A of the Land Registry Act.

It is therefore recommended that the RM-3B and RM3A-1 District Schedules be enacted including the bonus provisions."

The City Manager RECOMMENDS that the recommendation of the Directors of Legal Services and Planning be approved.

2. Rezoning Application -
Yew Street and S.W. Marine Drive overlooking the Marine Drive Golf Course, Western portion of Lot 11 and Parcel L, Block 3, D.L. 316

The Director of Planning reports as follows:

"An application has been received from Mr. Musson of Musson Cattell and Associates, Architects, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described area be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'construction of a 12 unit Strata Title Townhouse development.'

SITE DESCRIPTION

The subject area is situated west of S.W. Marine Drive on the north side of Yew Street and overlooks the Marine Drive Golf Course. The site has a frontage of 166 feet on Yew Street and has a total site area of 94,966 square feet or 2.18 acres. (See Appendix A).

Cont'd . . .

Clause 2 Cont'd

The site slopes from Yew Street to the west for a drop of approximately 60 feet. The site is zoned (RS-1) One-Family Dwelling District and presently is heavily treed and contains no buildings.

The lands to the north, east and south of the site are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings. The land to the west is zoned (RA-1) Limited Agricultural District and is developed with the McCleery and Marine Drive Golf Courses.

The easterly portion of Lot 11 and Parcel L are developed with a single family dwelling each, which are located approximately 200 feet from the proposed site.

HISTORY

The owner of the property since 1972 has been corresponding with the Planning Department on schemes for a proposed subdivision of the south-erly portion of Lot "L" into a cul-de-sac from Yew Street with five one-family lots. Other proposals considered included the land of the two adjoining neighbours to the north.

The Planning Department proposed an alternative proposal where a town-house development could be designed for the south slope for 8 to 10 units. Since the original meeting held in August 1974, the owner has since acquired the west portion of the adjoining Lot 11 to the north, which results in a proposal for 13 units instead of the original 11.

PROPOSED DEVELOPMENT

The architects' drawings forming part of the application indicate a proposed development containing 12 luxury townhouse units plus a Care-taker's suite. The proposed development is entered from Yew Street and each suite is serviced by a screened private road which runs along the east property boundary.

The scheme is broken into blocks of 1, 2 and 3 units. All suites will take advantage of the view to the west and each unit will contain an attached two-car enclosed garage and a private roof garden. Additionally, 11 guest parking stalls are to be included in the development.

The submitted drawings indicate a proposed site coverage of 30% and a Floor Space Ratio not to exceed 0.60, same as required in the (RS-1) One-Family Dwelling District Schedule.

ANALYSIS

The proposed development has evolved from the desire by Mr. Fred Wyder, the owner of Parcel L to develop the westerly portion of his property without impeding the view and facilities of the existing residence. The original intent was to create a cul-de-sac and subdivide the prop-erty into four individual lots. However, the Planning Department suggested that instead of a simple subdivision, Strata Titling of the units might be more appropriate. The present scheme was developed in consultation with Civic Officials.

The Urban Design Panel when considering the proposed development at its meeting of September 25, 1975, noted that:

'This design left most of the Panel members speechless with delight and admiration.'

The Urban Design Panel recommended as follows:

Cont'd . . .

Clause 2 Cont'd

'Recommendation: The Director of Planning support this rezoning application and encourage the applicant to proceed toward a Development Permit Application.'

The Planning Department favours this rezoning application and feels that with the low density and attention to landscaping, the scheme can be introduced to the neighbourhood without disturbing the existing fabric of the area.

The Director of Planning recommends that the application to rezone the subject lands from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

- | | |
|--------------------------------|--|
| <u>USES:</u> | Townhouses
Caretaker's Dwelling
Off-Street Parking
and Customarily Ancillary Facilities |
| <u>FLOOR SPACE
RATIO:</u> | Not to exceed 0.60 and to be measured as in the
(RS-1) One-Family Dwelling District Schedule |
| <u>HEIGHT:</u> | Not to exceed 3 levels plus storage below |
| <u>OFF-STREET
PARKING:</u> | 35 off-street parking spaces shall be provided
(which consists of 2 spaces per unit plus 9 guest
spaces) |

And subject to the following:

- That the detailed scheme of development be approved by the Director of Planning with particular regard for the provision and maintenance of off-street parking, vehicular ingress and egress, landscaping and garbage collection facilities.
- The development is not to be materially different from the plans numbered 1-7, prepared by Musson Cattell & Associates, Architects, dated August 29, 1975.
- Prior to the enactment of the amending CD-1 By-Law, the owner is to comply with the following condition:
 - a) that the area to be rezoned be subdivided and consolidated into one lot.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire."

The Vancouver City Planning Commission at its meeting of November 5, 1975 when considering the application, endorsed the recommendation of the Director of Planning.

The Director of Planning recommends that the application to rezone the said lands be referred to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Manager's Report, January 2, 1976 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

- 1. Request for Bus Stops on Granville Street
at Drake Street

The City Engineer reports as follows:

"The Downtown Community Resources Board has requested these stops be established for the use and convenience of the senior citizens at Continental Hotel.

Stops had previously existed at this intersection, but were removed as part of the Transit Operations Downtown Vancouver in 1970 in an attempt to speed the bus service since usage of these stops was very light.

The situation has been reviewed and discussions held with the Transit Authority on the matter. It has been agreed that, as the usage will still be light, and consequently delay will be negligible, the stops can be re-established.

Accordingly, it is RECOMMENDED that Council approve north and south-bound stops on Granville Street at Drake Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

FINANCE MATTERSRECOMMENDATION1. Authority to Invest Funds.

The following report is submitted by the Director of Finance.

"The Director of Finance has requested the normal authority to invest funds as they become available during the year 1976.

Your City Manager recommends that the Director of Finance, in consultation with the City Manager, be authorized, for the year 1976, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, 260 of the Charter. In the case of major investments, there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenance Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada;
Securities or deposits in, or shares or other evidences of indebtedness of,
a Credit Union incorporated under the Credit Union Act.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver
which mature within one year from the date of acquisition;
Securities or deposits in, or shares or other evidences of indebtedness of,
a Credit Union incorporated under the Credit Union Act."

Your City Manager RECOMMENDS the approval of the above report.

Cont'd.

RECOMMENDATION2. Annual Financial Authorities.

The Director of Finance reports as follows:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

Your City Manager recommends:

- (a) That the Director of Finance be authorized, for the period January 1 to December 31, 1976, in accordance with Sections 215 and 216 of the Vancouver Charter, to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.
- (b) That the Director of Finance be authorized to temporarily use, during the period January 1 to July 15, 1976, such capital funds as are available for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter."

Your City Manager RECOMMENDS the above report be approved.

CONSIDERATION

3. Cedar Cottage N.I.P. appropriation: Equipment for Grandview Community Centre Lounge.

The Director of Planning reports as follows:

Equipment for Grandview Community Centre Lounge

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is the improvement of the social facilities in the area and to this end \$488,000 has been set aside of the total \$1,844,750 available. A major part of the original social facilities funding estimate was based on improvements to the Grandview Community Centre and one of the priorities for improvements at the Centre was the Teen Lounge. A sub-committee that included members of the Cedar Cottage N.I.P. committee, the Cedar Cottage Community Police Team, Community Centre staff and Teens was established in the fall of 1974, to make recommendations on how best to improve this lounge but the recommendations were tabled until the results would be known of a study now being carried out by the architectural consultants Walkey/Olson regarding improvements required at the centre. There was some discussion as to whether or not a teen lounge is appropriate in the building but it is now clear that the consultant's study will be making recommendations regarding a lounge. It is intended however, that lounge and games equipment not be restricted to teens, but will be used at various times throughout the day by all ages in the community. Parks Board staff have also prepared a painting plan for this lounge area. The Cedar Cottage N.I.P. committee has therefore recommended to Council that an appropriation of N.I.P. funds be established from which equipment and paint may be purchased following the renovations resulting from the consultant's study.

"C.M.H.C. has concurred with this proposal.

The Director of Planning recommends:

"That Council authorize the appropriation of \$5,500 from the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of equipment and paint for the lounge/games room of the Grandview Community Centre.

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

Cont'd.

CONSIDERATION4. Park Board: Satellite School Program

The Director of Finance submits the following report.

"During the 1975 budget review, a Park Board request for \$5,060 for recreation programs in east-end schools was disallowed by staff, appealed by the Park Board at the Finance Committee review of the 1975 revenue budget, and the appeal turned down. In July 1975, the Park Board report to Council disbanding the Vancouver East Recreation Project (replaced by Strathcona Community Centre, Downtown Eastside Recreation Project and Britannia Services Centre) contained the recommendation that \$5,060 be provided for programs in east-end schools. This recommendation was not approved by Council.

While the above could be interpreted as meaning that Council was merely not prepared to increase Parks budget funds by this additional amount (rather than objecting to the program), the action of Council in twice turning it down indicates that Council was specifically refusing to have satellite school programs in addition to the programs already provided.

On October 20, 1975, the Park Board considered the request from the Hastings Community Association regarding the \$5,060 Satellite School Program. A Park Board staff member reported that funds could be reallocated in order that the Satellite School Program could continue until December 31, 1975. The Park Board did not take any official action in the form of a resolution requesting a budget transfer to cover the cost of the Satellite School Program.

I have now been informed that, within the Park Board budget, the amount of \$5,060 is being charged to an account called Small Community Halls as expenditures are being incurred. The Park Board apparently does not intend to request a budget reallocation. The Small Community Halls budget item is not an appropriate place to charge this item, as the intention of this particular Small Community Halls Program has nothing to do with the type of programs involved in the Satellite School Program. The Small Community Halls budget is for the provision of building maintenance in four halls. Further, it does not classify the Satellite School Program expenditure properly and distorts the budget analysis comparison for future years. It also serves the purpose of hiding the fact that the Park Board, in effect, is supporting and paying for a program that was twice turned down by Council.

My primary concern is that the Park Board has failed to ask for a budget transfer when they wish to do something that has not been approved by Council in the Park Board budget. It is our opinion that City budget regulations and Charter provisions are applicable to the Park Board. The wording in the formal resolution of Council adopting the annual budget,

"... resolved that the said estimates both as to totals and individual items pertaining thereto... are hereby adopted by Council."

and the wording in the Vancouver Charter (Parks - Section 493 (1)),

"Save by resolution of the Council, the Board shall not authorize or make any expenditures except those provided for in the estimate as adopted by Council."

would seem to make it clear that if funds were not approved in the original estimates for a specific item, the Board would require Council approval to expend funds on this item (whether a transfer of appropriation were involved or not).

Also attached as an appendix to this report is a copy of the existing Council approved policies regarding control of budget expenditures.

It is therefore my opinion that the Park Board should be required to request a budget transfer from Council and presumably the process would involve Park Board justification for the particular program."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 2

PROPERTY MATTERSRECOMMENDATION

1. Consent to Assignment of Lease, McLaren
Electric Building, 870 square feet, more or less,
on second floor, 1836 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"Teachers' Investment and Housing Co-operative are currently leasing 870 square feet, more or less, on the second floor of the McLaren Electric Building under a lease dated July 1, 1975. This leased area came under control of the City pursuant to take-over of management function and assignment of leases by Mr. Basil McLaren approved by City Council on December 17, 1974.

An application has now been received for consent to assign the current lease which expires December 31, 1976, from Teachers' Investment and Housing Co-operative to their wholly owned subsidiary, Ventra Travel Services Ltd. Such assignment to be effective as of the date of City Council's approval.

RECOMMENDED that the City consent to an assignment of the lease dated July 1, 1975, from Teachers' Investment and Housing Co-operative to Ventra Travel Services Ltd. subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

I.

REPORT TO COUNCIL

STANDING COMMITTEE ON
HOUSING AND ENVIRONMENT

December 18, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 18, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Rankin

ABSENT: Alderman Boyce
Alderman Cowie

CLERK: R. Demofsky

The Minutes of the meetings of November 6, 20, and 27, 1975, were adopted.

RECOMMENDATIONS:

1. Progress on Enforcement of Fire By-law

The Committee considered a City Manager's Report dated December 11, 1975, in which the Fire Chief reported as follows:

" Since July 1, 1974 a total of 87 charges have been laid and Summons' issued to building owners for failure to comply with the Fire Bylaw, Section 38.

In most cases the owners have been found guilty or have pleaded guilty and paid a minimal fine, with advice to comply given by the Court Judge. Most of these people have now complied. Only twenty (20) remain to be processed in the Courts. Nine (9) of these have now made positive progress towards compliance leaving a total of ten (10) buildings on which no progress has taken place whatsoever and one (1) on which progress has stopped.

BUILDINGS ON WHICH NO PROGRESS HAS BEEN MADE:

LICENCED PREMISES

EMPRESS HOTEL, 235 East Hastings Street.

Information on this building has been previously circulated to the Housing Committee.

VANPORT HOTEL, 645 Main Street.

The owners of this building, Lee's Benevolent Association were issued orders to comply with Section 38 on August 9, 1974. Charges were laid on February 6, 1975 resulting in a minimum \$50.00 fine. After further attempts to gain compliance failed, new Information was forwarded on August 13, 1975 against both the owners and lessees of the building. The trial date has been set for January 14, 1976.

IVANHOE HOTEL, 1038 Main Street.

Bylaw information was first issued to the owners of this building in February, 1974. Orders to comply within 90 days were issued on August 7, 1974. A contract was signed with Ashford Sprinkler Co. in December, 1974 with work due to start in January. By April 2, 1975 no work had been started. At this time the contract with Ashford was cancelled and a new contract signed with Mor-Gren Company who have now installed most of the piping.

A dispute arose between Mor-Gren and the owner over payment for the work and all progress stopped. Mor-Gren has subsequently placed a mechanics lien on the building to recover costs.

Information was forwarded to the Prosecutor on July 24, 1975 and the next Court appearance set for December 17, 1975.

Cont'd . . .

OTHER BUILDINGS - NO PROGRESS

504 East Hastings Street - FERRARA COURT

254-62 East Pender Street - SYDNEY HOTEL

101 East 7th. Avenue - QUEBEC MANOR

R/O: R. & R. Lambert Ltd. Mr. R.W. Stewart (Director.)

546 Prior Street

R/O: Mr. Lee Pang

2440 Heather Street

R/O: Eugene & To Sang Mah.

777 Burrard Street - IRWINGTON COURT

R/O: Mrs. Doris Gould

522 Richards Street - KINGSLEY HOTEL

R/O: Mr. Harold Wright.

18 West Hastings Street - BURNS BLOCK

R/O: Ray Bros. Holdings Limited.

POSITIVE PROGRESS AFTER RECEIVING SUMMONS

1111 Seymour Street - Hollywood Apts. R/O Mr. M. Short.

Prop. Mr. F. Gougeon. Section 38 requirements almost complete. Will be finished by December 31, 1975.

106 West Hastings Street - Argyle House. R/O Estates Investments, Mr. M. Thomson. Sprinkler installation now complete and operating. City test to be made this month.

347 W. Pender Street - Hartney Apts. Sprinkler installation in progress.

853 E. Pender Street - Delmar Rooms. Sprinkler installation in progress.

75 E. 8th. Avenue. Section 38 requirements to be completed in two weeks.

686 W. 8th. Avenue. Contract and financing arranged to comply with Section 40(b). Work to start this month.

337 Dunsmuir Street - Alcazar Hotel. Sprinkler installation started in November, 1975 by Mawhinney Bros.

855 E. Broadway. This case was heard in Court and dismissed because the Crown failed to prove that 20 or more rooms were used for residential purposes. A visit was made to the premises last week and the owner informed that Information would be resubmitted to the Prosecutor. A phone call from a lawyer indicates that the owner will now comply and is seeking sprinkler estimates.

797 Keefer Street. Sprinkler installation started December 4, 1975."

Chief Fire Warden Birnie was present and reviewed this report with the Committee. Following discussion, it was

RECOMMENDED,

- A. THAT the City of Vancouver not issue 1976 Business Licenses for the Empress Hotel, 235 East Hastings Street, the Ivanhoe Hotel, 645 Main Street, and the Vanport Hotel, 1038 Main Street.
- B. THAT the Director of Permits and Licenses report back to this Committee on whether or not the Minimum Standards By-law can be used to have the following premises brought up to by-law standards:
 - Empress Hotel, 235 East Hastings Street
 - Vanport Hotel, 645 Main Street
 - Ivanhoe Hotel, 1038 Main Street

Cont'd . . .

Report to Council
Standing Committee on
Housing and Environment
December 18, 1975

- 3 -

C. THAT the above noted City Manager's Report dated December 11, 1975, be received.

2. Fire By-law Enforcement - Mt. Allison Lodge

The Committee considered a City Manager's Report dated December 9, 1975, in which the Fire Chief reported as follows:

"On request, Fire Warden D. Cameron inspected the above premises on November 17, 1975 and confirmed that there are now only 18 rooms used for residential purposes, two less than the twenty (20) outlined in Section 38 of the Fire Bylaw. Suites formerly occupied on the main floor have been vacated and are now intended to be used as stores.

A change of ownership is now taking place and the new owner wishes to complete the store occupancy and retain the existing 18 residential rooms.

It is our opinion that the existing rear verandah serving the remaining suites affords a reasonable degree of safety. Alterations to accommodate the stores would be supervised by the Building Inspector as to fire separation from the suites.

We would therefore have no objection to relaxation under Section 42B of the Fire Bylaw to reduce the number of rooms, should Council decide that literal enforcement would result in unnecessary hardship. "

Following discussion, it was

RECOMMENDED,

THAT relaxation of Section 42B of the Fire By-law to reduce the number of rooms from 20 to 18 be granted to the Mt. Allison Lodge, 742 East Broadway.

3. Fire By-law Appeal - Windermere Apartments

The Committee considered a letter from the G.V.R.D. dated November 27, 1975. This letter advised that the Windermere Apartments owned by the G.V.R.D. was among the properties acquired to facilitate St. Paul's re-development program. This re-development schedule is such that demolition of buildings on this site could commence by next fall. The usefulness of the proposed improvement to conform to Fire By-law standards would thus be for a very short period of time.

This letter is on file in the City Clerk's Office.

The Committee also considered a City Manager's Report dated December 12, 1975, which advised that this building did not conform to Fire By-law standards and outlined the existing infractions. (This report is on file in the City Clerk's Office.)

Following consideration of this matter, it was

RECOMMENDED,

THAT enforcement of the Fire By-law on the Windermere Apartments be deferred until the fall of 1976.

4. Progress on Enforcement of Lodging House By-law

Submitted for the Committee's consideration was a City Manager's Report dated December 8, 1975, in which the Medical Health Officer reported as follows:

Cont'd . . .

"This report will give details on the enforcement of the Lodging House By-law in the Core Area of the City and will furnish updated information for the period August 15 - December 1, 1975.

There has been a further reduction in the number of Lodging Houses in the Core Area from 726 to 687. This reduction is a result of conversions to single family use, demolitions and closures for various reasons.

Pursuant to Council's instruction the premises at 1104 Bute Street were entered and inspected by both Health Department and Fire Department inspectors with the result that the premises are now vacated with the exception of two dwelling units.

Renovations at the American Hotel, 928 Main Street, have been completed and the premises now comply with the Lodging House By-law.

Three court cases have been finalized during this period with all charges being dismissed in two cases and in the other a fine was imposed of \$200.

One new charge was laid
in regards to refusal of entry for inspection purposes at 1104 Bute Street.

There now appears to be plans to renovate and re-open several premises which have been closed in the past by the Health Department. The premises at 222 Keefer (45 rooms) have been renovated and are now open for occupancy.

The distribution of Lodging House By-laws for posting in the premises is continuing and the Operator's Manuals are being delivered during routine inspections."

When reviewing this report with the Committee, the Director of Environmental Health noted that approximately twelve premises containing 195 rooms which have been closed in the past by the Health Department have plans to renovate and reopen. It was also noted that the premises at 1052 Seymour Street and 578 Alexander Street have been in constant infraction of the Lodging House By-law.

Following discussion, it was

RECOMMENDED,

THAT the City Prosecutor be requested to report back to this Committee as soon as possible on why prosecutions against the premises at 1052 Seymour Street and 578 Alexander Street, have not yet gone to trial.

4a. Lodging House By-law Enforcement - Wicklow Hotel

The Director of Environmental Health advised that the owner of this premise has been delinquent by not conforming to the Lodging House By-law. There is presently a court case in process involving ownership of this premise, and the prosecutor will not accept prosecution until after the Health Department's 60-day notice to comply to the Lodging House By-law expires on January 6, 1976.

RECOMMENDED,

- A. THAT the Medical Health Officer be instructed to lay charges to the Wicklow Hotel for non-compliance with the Lodging House By-law just as soon as is appropriate after the 60-day notice expires on January 6, 1976.
- B. THAT the above noted City Manager's Report dated December 8, 1975, be received.

5. Compact Housing Program - Progress to Date

The Standing Committee on Housing and Environment at its June 26, 1975, meeting, and City Council at its July 8, 1975, meeting, approved a joint City of Vancouver/G.V.R.D. program to sponsor a maximum of six innovative housing projects on sites of from 1 to 5 building lots in areas of the City where there was a local area planning program.

Planning Department staff have been participating with the G.V.R.D. Housing Department staff since July in the selection and preliminary review of two proposed, small scale developments as part of the Compact Housing Program.

The Committee considered a City Manager's Report dated December 4, 1975, which is on file in the City Clerk's Office. This report advised of the following two proposed small scale Developments:

a. Duplex - First Avenue and Trafalgar Street

The side by side plan of this duplex provides an alternative to the up/down plan used in most of the duplexes in Vancouver. The two dwelling units are situated on a smaller than normal lot (3384 sq. ft.) in Kitsilano. The smaller unit is designed to accommodate adults while the larger unit is addressed toward the needs of a family.

The site is located on the northeast corner of First Avenue and Trafalgar Street in a two family dwelling district (RT-2) in Kitsilano. The generally good condition of the surrounding homes combined with the site's proximity to community facilities (e.g. employment, education, recreation, shopping and public transportation), make this a very desirable location for family living.

b. Triplex - Marathon Proposal for CPR Right-of-Way

The overall development consists of ten (10) flat undeveloped infill lots on the CPR Right-of-Way which runs through an older residential neighbourhood in Kitsilano Point. Three typical cluster housing types have been designed in response to the variety of existing housing types (apartment, duplex, detached house) adjacent to the development site. The "type A" cluster which faces onto Arbutus Street was being designated as a possible G.V.R.D./City of Vancouver Demonstration Project.

The Type "A" cluster, which is addressed toward families, has been designed as a transition between a 1 1/2 storey single family detached house to the north and a 3 storey walkup apartment to the south. This triplex consists of one two-bedroom unit (1,090 sq. ft.), one three-bedroom unit (1,450 sq.ft.) and one three-bedroom plus den unit (1,495 sq.ft.). The site density is 26 units per acre with a floor space ratio of 0.74 (excluding basements).

The project would be developed by Marathon Realty Co. Ltd. and designed by Zoltan Kiss/Ray Letkeman of Vancouver. Both the developer and the architects have been involved in several projects in Vancouver - eg: Granville Square, Arbutus Village, Gaslight Square, and Phase I of the False Creek development.

When discussing this report the Committee observed that the proposed units were not for low income families and that the floor areas of each unit were quite large, and would therefore, be expensive.

Mr. D. Vanin of the G.V.R.D. agreed with the Committee's observation, but noted that a proposed density of 26 units per acre was relatively high and could be considered as compact housing.

RECOMMENDED,

THAT the above noted City Manager's Report dated December 4, 1975, be received and referred back to the Director of Planning for a further report outlining why this is considered as compact housing.

Cont'd . . .

6. Killarney Gardens

Council on December 9, 1975, when considering a Housing and Environment Committee report on the above matter passed the following motions:

- "A. THAT the Director of Planning submit a report outlining the background information on the rezoning of this property to CD-1 and all details of the proposal call for Killarney Gardens.
- B. THAT C.M.H.C. be requested to submit all the guidelines related to this mortgage on Killarney Gardens.
- C. THAT the following matter be referred back to the Housing and Environment Committee for future consideration:
- 'FURTHER THAT the clause in the Landlord and Tenant Act which states that residential premises with rentals of \$500 per month or over not be subject to rent controls, not be changed.'
- D. THAT the Chairman determine the owner of Killarney Gardens and invite him, his managers, as well as the Director of Legal Services, City Manager and other appropriate City officials to a future meeting of this Committee.
- E. THAT a representative of the School Board be invited to the next meeting of this Committee and requested to submit information on why the Cook School Annex was built, what the future of this annex is, and why the student population recently dropped from 400 to 100."

The Committee considered a City Manager's Report dated December 17, 1975, in which the Director of Planning outlined the chronological list of events related to the development of the Killarney Gardens housing project.

This report, which is on file in the City Clerk's Office, stated in part:

"Conditions of Scheme of Development:-

The scheme of development shall consist of town houses and garden apartments to provide mainly accommodation for families. At least 80% of the units shall contain two or more bedrooms and no building shall be higher than three storeys. There shall be no specific limit on the floor space ratio and the scheme of development shall be to the approval of City Council."

The Committee also considered a letter from Killarney Properties which outlined the existing situation at Killarney Gardens. This letter is on file in the City Clerk's Office.

Mrs. M. Noir of the Tenant Rights for Children was present and when speaking to the above noted letter made the following points:

- There has always been a caretaker in each apartment block.
- Since living at Killarney Gardens she has never seen children urinate or defecate in the hallways.
- There are four large one-bedroom suites on the main floor of the apartments.
- The townhouses have no specific section only for families with children.
- The property owners previously requested the Director of the Community Centre to lower the budget.

Report to Council
Standing Committee on
Housing and Environment
December 18, 1975

- 7 -

- The day care centre was started as a result of Killarney Properties approaching the Y.M.C.A. and asking them to start a day care centre in the Killarney Gardens complex for use of children in the complex and the surrounding neighbourhood.
- The activities that the Director of Killarney Gardens held in the school next door were badminton, basketball, etc. which required the high ceiling of a gymnasium.
- The owners of Killarney Gardens have verbally offered to rent the day care space to Y.M.C.A. for \$1,000 per month. They have also verbally offered to extend the proposed closing date of December 31, 1975.
- In 1972 several families with teenage or near teenage children were evicted.
- Pressure is being applied to families through the management and staff but is extremely difficult to prove. Tenants tend to not put their complaints in writing.
- The renovation of suites between tenancies is, and has been, a policy of Killarney Gardens management.
- The tenant who requested the policy on babysitting never babysat children previously, and never received any complaints from neighbours.
- She has never seen a security patrol in the past six months. The tenants at Killarney Gardens are concerned about security.

Mrs. Noir advised that there is no communication between the owner, the manager, and the tenants. Meetings between these groups could be used to resolve existing problems.

In view of all of this, the immediate problem is the closure of the day care centre on December 31, 1975. Single parents might have to leave their jobs if day care facilities cannot be found.

Ms. V. Simons, Director of the Killarney Gardens Day Care Centre advised that since the day care centre opened approximately 2½ years ago it has been full with a constant waiting list. It is an excellent facility providing a healthy environment for pre-school children. Due to the government freeze on capital grants it might not be possible to relocate this day care centre.

The Chairman advised that Mr. D. Moir of the School Board could not be present today, but would be present at a meeting to be held at Killarney Gardens.

Following further discussion, the Committee

RECOMMENDED

- A. THAT the Chairman invite the owners of Killarney Gardens to a meeting of the Housing and Environment Committee to be held in the activity room at Killarney Gardens to discuss the whole matter of family rentals and the day care centre at Killarney Gardens;

FURTHER THAT the Chairman urge the owners of Killarney Gardens not to close the day care centre until after the above noted meeting.

- B. THAT all information submitted this day be received.

Cont'd . . .

7. Housing Management and F.P. 28, Hard to House Facility,
300 Block East Cordova Street

Council, on August 15, 1972, approved the recommendation of the Medical Health Officer:

"That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation, develop a 75 place supervised residential facility."

On April 30, 1974, the recommendation of the Housing Committee was approved by Council,

"That the City of Vancouver take on the complete management of the downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer 'system'."

The Committee considered a City Manager's Report dated December 12, 1975, (on file in the City Clerk's Office) in which the Acting Supervisor of Property and Insurance advised that construction of this facility is now underway and completion is tentatively scheduled for April or May, 1976. The design, as approved by the Senior Governments, G.V.R.D. and the Housing Committee, is for a three-storey building to provide seventy, single room units, five of which are designed to accommodate paraplegics. Provisions are made for 24-hour supervision, cafeteria meal service, on-site laundry, lounge facilities, medical treatment and a social worker interview room.

The report outlined two basic approaches that may be taken in the operational concept of this facility. The report advised that under the existing agreement with the Federal and Provincial Governments on the Oppenheimer, Antoinette, and Cordova Lodges, the city is responsible for the management and administration. The Continental Hotel is operated by the city under an agreement with the Provincial Department of Human Resources.

In view of the foregoing, it is apparent that a clear-cut recommendation is required to establish where the responsibility for control, management and operation of these housing developments will lie.

Mr. Bailey, General Manager of B.C. Housing Management Commission was present, and expressed confidence that B.C.H.M.C. could assume responsibility for management of Cordova, Oppenheimer, and Antoinette Lodges. He further advised that B.C.H.M.C. would work with the hostel management advisory group which would be made up of the following membership, as outlined in a City Manager's Report dated December 16, 1975, which is on file in the City Clerk's Office:

- Two representatives from the Community Resources Board;
- One representative from the Downtown Community Health Society;
- One representative from the Downtown Eastside Residents Association;
- One representative from community groups that have been involved in housing in the Downtown Eastside;
- One representative from the Social Planning Department, City of Vancouver.

Mr. D. Purdy of the Social Planning Department suggested that if management was turned over to B.C.H.M.C., the management process could be reviewed by them. Details relating to the transfer of management would have to be worked out among Property and Insurance, Social Planning, and the B.C. Housing Management Commission. Mr. J. Cotgrave of the Property and Insurance Department outlined for the Committee the necessary staff related to the Hard to House Facility.

Report to Council
Standing Committee on
Housing and Environment
December 18, 1975

Following further discussion, it was

RECOMMENDED,

- A. THAT the B.C. Housing Management Commission be requested to assume management function and responsibilities of the Continental Hotel, Oppenheimer Lodge, Antoinette Lodge, and the Hard to House Facility (Cordova Lodge).
- B. THAT the Supervisor of Property and Insurance and Director of Social Planning meet with B.C.H.M.C. to discuss details related to the transfer of management and report back.
- C. THAT the reports of the City Manager dated December 12, and December 16, 1975, be received.

8. Amendments to the Sign By-law

Council on October 7, 1975, heard a delegation from Neon Products Limited represented by Mr. J. Hartree on the matter of amendments to the Sign By-law, and passed the following motion:

"That this matter be referred back to the Housing and Environment Committee for further review in light of the Sign Industry's concern."

The Committee considered a City Manager's Report (on file in the City Clerk's Office) dated November 27, 1975, in which the Directors of Planning and Permits and Licenses advised that a meeting was held on October 21, 1975, between city staff and Mr. J. Hartree representing Neon Products Limited, to discuss their remaining concerns on the amendments to the Sign By-law. Discussions included such items as copy area of canopy signs, "trio", area of automatic changeable copy facia signs, and billboards attached to building walls.

Following consideration of this report the Committee,

RECOMMENDED,

- A. THAT the following amendments be made to the Sign By-law:

- (a) Item (25)

Substitute with the following:

Section 6 (4) (a) is deleted and the following substituted: P.20

"The length of a canopy sign shall not exceed the length of the face of the canopy on which it is attached provided however that where signs on adjacent canopy faces are so constructed as to form one continuous sign, such restriction need not apply. The copy area of a canopy sign shall not exceed 25% of the sign area."

- (b) Item (26)

Substitute with the following:

Section 6 (4) (b) is amended by deleting the first paragraph and the following substituted: P.20

"The copy area of a sign located on the side or sides of a canopy shall not exceed the copy area of a sign located on the front of the canopy."

- (c) Item (27)

Delete.

(d) Item (28)

On the fourth line of the paragraph delete the words "trio billboard" and substitute with "billboard using indexing".

(e) Insert as Item (30A) the following:

Section 7 (1) (g) - Add new section to read as follows: P.24

"(g) automatic changeable copy area exceeding 25 sq. ft. in area."

(f) Item (33)

Substitute with the following: P.25

Section 8 (5) is deleted and the following substituted: P.25

"A changeable copy sign shall only be permitted in the Suburban and Downtown Commercial Areas as defined in Section 4 of this Bylaw. The changeable copy area shall form an integral part of the sign. For a manual changeable copy sign the changeable copy area shall not exceed 50% of the sign face on which it is located, and a maximum area of 25 sq. ft.

For an automatic changeable copy sign, the changeable copy area shall not exceed 75% of the sign face. The maximum changeable copy area of automatic changing copy shall not be more than 25 sq. ft. except when special approval is given under Section 7 (1) (g).

Notwithstanding the above, theatres, coliseums and other entertainment and recreational establishments where frequent changes of events necessitate similar changes in the message of the sign, the changeable copy area may occupy the whole area of the sign.

Time and/or temperature indicators are considered as automatic changeable copy signs for the purpose of this Bylaw and they shall be permitted in all areas except residential areas, historic Gastown area and historic Chinatown area as defined in Section 4 of this Bylaw. They shall conform to the regulations that applied to changeable copy sign."

(g) New Item (61)

Section 2 is amended by deleting the definition of "Facia Sign" and the following substituted: P.5

"Facia Sign" means a wall sign and as well every sign, except billboards, attached to, placed or inscribed on, or erected or placed against a wall or other surface, whether forming part of a building or not, and having the exposed face thereof on a plane approximately parallel to the plane of such wall and projecting not more than fifteen inches from the face of such wall."

(h) New Item (62)

Section 6 (8) (d) is deleted and the following substituted: P.22

"The support structure of a free standing billboard shall consist of no more than two columns properly anchored to the ground. The support structure of a billboard attached to a wall shall not be more than 12 inches above the roofline or top of the parapet of the wall of the building to which it is attached. All other structural elements shall be concealed.

All parts of the billboard shall be located within private property."

- B. THAT Council approve amendments to the Sign By-law as amended.
 - C. THAT Council instruct the Director of Legal Services to prepare the necessary by-law amendments.
9. Amendments to Sign By-law: Sign Schedules for Recently-rezoned Comprehensive Development Districts

Council on November 4, 1975, approved a City Manager's Report dated November 3, 1975, on amendments to the Sign By-law to reflect the recent changes, or proposed changes to the Zoning and Development By-law and resolved in part:

"The required amendments to the Sign By-law be prepared and submitted direct to a Public Hearing."

The Committee considered a City Manager's Report dated December 5, 1975, in which the Directors of Planning and Permits and Licenses reported that:

"A proposed Sign Schedule for the recently rezoned area of the West End (West End District - W.E.D.) has been prepared and circulated to various sign companies and several West End groups for their comments. The comments received to date have been favourable.

Due to variations in the permitted uses between different areas zoned Comprehensive Development Districts in the City, each newly-created Comprehensive Development District such as W.E.D., D.D., and CD-1 is, or will be, assigned separately a sign schedule most appropriate to that district under Schedule 'I' of the Sign By-law. The regulations of the assigned schedule will then be applied to that particular comprehensive development district. Since the Sign By-law was passed in October, 1974, a number of areas in the City have been rezoned to Comprehensive Development Districts.

When the C-3A Commercial District was created, the commercial uses permitted were quite similar to those of C-3 Commercial District. Controls similar to C-3 could well be applied to C-3A District.

When an area is rezoned to a Comprehensive Development District or a new zoning district such as the recently-created C-3A District, there could be a time lapse between the rezoning and the time when an existing sign schedule could be assigned to or a new sign schedule prepared for that district and enacted through an amendment to the Sign By-law. For Council's information, during such interim period, the sign schedule applicable immediately before the rezoning shall apply and sign applications will be approved accordingly until such time as the new sign schedule becomes effective."

Following discussion of this report, it was

RECOMMENDED,

THAT the amendments outlined in appendixes 'A' to 'C' as follows, and attached to the City Manager's Report dated December 5, 1975, on amendments to the Sign By-law: sign schedules for recently-rezoned comprehensive development districts be referred to a Public Hearing following a report from the City Planning Commission:

Cont'd . . .

APPENDIX 'A'

The following is the schedule prepared for the West End District (W.E.D.):

Schedule 'J'

WEST END DISTRICT

For the purpose of this schedule the following uses shall mean uses as defined in the West End Official Development Plan:

- (1) Residential
- (2) Social, Recreational, and Public
- (3) Convenience Commercial
- (4) Residential Hotel
- (5) Local Commercial
- (6) Commercial with Hotels

(A) PERMITTED SIGNS

- (1) Signs are permitted in Schedule "A" except that the maximum area of a directional sign in areas of "Local Commercial" and "Commercial with Hotels" and Social, Recreational, and Public uses shall be 6 sq. ft.
- (2) One non-illuminated temporary real estate sign not exceeding 35 sq. ft. per street frontage up to a maximum of two per site provided that no two faces are visible simultaneously from the same direction shall be permitted in areas of "Local Commercial" and "Commercial with Hotels". Such sign may be attached to a fence or hoarding.
- (3) The following types of signs:
 - (a) Convenience Commercial
 - (i) Canopy Sign
 - (ii) Facia Sign
 - (iii) Awning Sign
 - (iv) Mansard Roof Sign
 - (b) Residential Hotel
 - (i) Facia Sign
 - (ii) Freestanding Sign
 - (iii) Canopy Sign
 - (c) Local Commercial and Commercial with Hotels
 - (i) Facia Sign
 - (ii) Projecting Sign
 - (iii) Free Standing Sign
 - (iv) Canopy Sign
 - (v) Under Canopy Sign
 - (vi) Awning
 - (vii) Mansard Roof Sign

(B) SIGN REQUIREMENTS

- (4) Signs shall conform to all specifications as set forth in Section 6 and 8 of the By-law.
- (5) Notwithstanding the above.
 - (a) facia signs
 - (i) for "Convenience Commercial", the maximum sign area shall be 12 sq. ft. Sign shall only be located on the signable area as defined in Section 6(1) (a) of this By-law.

- (ii) for "Residential Hotel", the maximum sign area shall be 12 sq. ft. The vertical dimension of the sign shall not exceed 2 feet. Sign shall only be located in the signable area as defined in Section 6(1) (a) of this By-law.
- (iii) Section (6) (1) (h) of the By-law shall not apply to "Local Commercial" and "Commercial with Hotel."
- (b) for projecting signs, a sign area of 3/4 sq. ft. per lineal foot frontage to a maximum of 75 sq. ft. shall be permitted;
- (c) free standing signs for residential hotels, the maximum sign area shall be 10 sq. ft. and the maximum height of the sign shall be 4 feet. In "Local Commercial" and "Commercial with Hotel" the maximum sign area for a free standing sign shall be 35 sq. ft.
- (d) Canopy signs;
 - (i) for "Convenience Commercial" the maximum vertical dimension of the sign shall not exceed 15 inches and (the maximum copy area for each sign face shall not exceed 25% of the area of the sign face);
 - (ii) for "Residential Hotel", the sign shall be non-illuminated, the maximum vertical dimension shall not exceed 15 inches;
- (e) for awning signs, the maximum height of letters on the awning shall be 12 inches. Symbols and logs will be permitted provided that the copy area of any symbols, logos and letters shall not exceed 1/3 of the awning face on which the sign is located. Awning signs shall only be permitted on the first floor level.

APPENDIX 'B'

(1) Add to Schedule 'I' - Comprehensive Development Areas, the following for new CD Districts:

<u>Map Index No.</u>	<u>Location</u>	<u>Boundary designated by Bylaw No.</u>	<u>Assigned Schedule</u>
83	West End District (W.E.D.)	4890	J
84	Downtown District (D.D.)	4911	B-(Downtown Commercial)
85	Downtown East Side	*	B-(Suburban Commercial C-2)
86	South East Corner of Cambie and 49th (Langara)	4900	B-(Commercial Residential)
87	Block bounded by W. 7th, Burrard, W. 6th and Pine	4823	B-(Suburban Commercial C-2)
88	East Side of Nanaimo between William and Charles	4828	B-(Suburban Commercial C-2)
89	South-West Corner of Nanaimo and Kingsway	4861	B-(Suburban Commercial C-2)
90	North-East Corner of Columbia and Keefer	4830	F
91	North-East Corner of Yukon and Marine Drive	4775	A
92	Boyd Diversion, Renfrew and E. 22nd	4789	A
93	South-West Corner of School and Tyne	4824	A

Report to Council
Standing Committee on
Housing and Environment
December 18, 1975

- 14 -

94	East Side of Renfrew, between E. 18th and E. 19th	4825	A
95	South Side of Nanton, between Yew and Arbutus	4826	A
96	South Side of Cordova between Gore and Dunlevy	4827	A
97	East Side Commercial Drive between Georgia and Adanac	4829	A
98	North-East Corner of Poplar and South-East Marine Drive	4860	A
99	North side of Cordova between Jackson and Princess	4879	A
100	Southeast corner of Venables and Renfrew	*	A
101	East side of Semlin Dr. between Triumph St. and the lane south of Pandora St.	*	A
102	Southwest corner of E.49th Ave. and Boundary Road (Champion Heights - Enclave 1 of Areas E and F)	4918	A
103	Area bounded by Pacific St., Granville Bridge, Beach Ave., and Burrard Bridge.	*	B-(Local Commercial)
104	Northwest corner of Georgia and Denman (Harbour Park development)	*	B-(Commercial Residential)

- (2) Delete from Schedule 'I' Comprehensive Development Areas under Map Index No.32 the assigned Schedule 'A' and substitute with assigned Schedule "B (Commercial Residential)".
- (3) Add to Schedule 'I' Comprehensive Development Areas under Map Index Nos. 12, 16, 28, 37, 38, 40, 48, 67, and 74 the word "C-2" after assigned schedules "B (Suburban Commercial)".
- (4) Delete from Schedule 'I' Comprehensive Development Areas under Map Index No.1, the location "Coal Harbour - Chilco to Bidwell" and substitute with "Coal Harbour - Denman to Bidwell".

* The rezoning applications have been approved by Council and went through public hearings.

The By-law numbers will be available once the By-laws are enacted.

APPENDIX 'C'

Add the word "C-3A" after the word "C-3" in:

- (1) Section 4, Schedule 'B', Suburban Commercial Areas
- (2) Schedule B (A)(2)
- (3) Schedule B(B)(5)(a)
- (4) Schedule B (B)(5)(b)

Cont'd . . .

10. "Molson's" Sign - 1550 Burrard Street

City Council on September 16, 1975, approved recommendations of the Standing Committee on Housing and Environment which included that a decision with respect to the "Molson's" signs, 1550 Burrard Street, be deferred until the Director of Legal Services and the Director of Planning report as to whether it is a "sign" or part of the building structure.

The Committee considered a City Manager's Report (on file in the City Clerk's Office) dated November 27, 1975, in which the Director of Legal Services and Director of Planning reported as follows:

"The Director of Legal Services and the Director of Planning after examining the four "Molson" signs located on top of the building at 1550 Burrard Street concluded that they are signs and not part of the building structure. These signs were interpreted, in the City Manager's report of July 24, 1975 on removal of billboards and roof signs adjacent to freeway and bridge approaches, as "On-Premises Roof Signs with Neon." These signs were non-conforming when they were regulated through the Zoning and Development By-law. They are now non-conforming under the Sign By-law. Council can order such signs removed after they have been non-conforming for five years. On August 28, 1975 when the Standing Committee on Housing and Environment was dealing with the City Manager's report, a representative of one of the sign companies pointed out that the "Molson" signs were approved under the previous by-law as facia signs replacing a previous roof sign.

A check into the records indicates that the signs were treated as facia signs when a Development Permit was issued on May 14, 1971 after an appeal was allowed to relax Section 10, (21) (E) A (7) of the Zoning and Development By-law No. 3575 dealing with facia and wall signs. This allowed the signs to project 15 feet above the roof line of the existing building where five feet was normally permitted. However, when the Building Permit was issued it was for the erection of four roof signs and not four facia signs. Upon closer examination of the construction of the signs and the method by which they are attached to the building, the Director of Legal Services and the Director of Planning are of the opinion that they would be more appropriately classified as facia signs than roof signs.

As facia signs the "Molson" signs still exceed the sign area permitted under the present Sign By-law and are therefore non-conforming. However, the signs only became non-conforming when the Sign By-law became effective on October 8, 1974. Any order to remove the signs could not therefore be made until after five years from that date."

Following discussion of this report, it was

RECOMMENDED,

THAT the "Molson's" sign presently located on top of the building at 1550 Burrard Street be classified as a facia sign and that the removal of the signs not be required at this time.

INFORMATION:

11. Fire By-law Enforcement - Strathmore Lodge

The Committee considered a City Manager's Report dated December 2, 1975, in which the Fire Chief reported as follows:

Cont'd . . .

"An inspection was made of this building and my inspectors' report as follows:

This seven storey concrete apartment was constructed in approximately 1920. It contains 100 residential suites. The general maintenance, condition and upkeep is of a high standard for a building of this age - however, it does not provide any of the requirements of Section 38 and must be considered a high risk building in terms of fire spread.

An open stairway with no separation doors at any level serves as the main egress route within the building. Eight outside metal fire escapes serve every suite as the secondary means of egress to the first floor level, each terminating approximately 10 feet above grade. Corridors are plaster on laminated 2" x 4". All suite doors are of the panel type and have transoms over. Other openings into the corridors are milk bottle cupboards and garbage chutes.

It appears impractical to comply with Section 38 or 40(b) and a sprinkler system throughout the building would be the only alternative.

In addition to this requirement, emergency lighting must be installed at each level to illuminate the centre stairwell and corridors throughout the building under Section 43A of the Fire Bylaw."

Following discussion of this report, it was

RESOLVED,

THAT the above noted City Manager's Report dated December 2, 1975, be received.

12. Enforcement of Lodging House By-law

The City Manager submitted a report dated December 10, 1975, in which the Medical Health Officer advised as follows:

"The Vancouver City Council at its meeting of April 2, 1974 approved the following recommendations of the Board of Administration.

- (a) Four (4) Public Health Inspector I or II positions and one (1) Clerk-Typist II position be established on a permanent basis in accordance with the report of the Director of Personnel Services for immediate enforcement of the Lodging House By-law. Auto Allowance for the Public Health Inspectors to be on a regular basis.
- (b) Upon retirement or resignation of currently employed Public Health Inspectors, the vacancy be not filled until reviewed by the Board of Administration. The numbers of Public Health Inspector positions, by this report, increased by four (4) from twenty-nine (29) to thirty-three (33), be reduced to twenty-nine (29) over the next 18 months.

The Medical Health Officer now reports that one of the recruited four additional public health inspectors did not ultimately accept a position in Vancouver, one health inspector died and one has resigned, reducing the complement to thirty (30). Of these thirty, one is on extended sick leave.

The Department therefore reports that with the additional inspectors, an increased lodging house program was temporarily feasible but that only the pre-existing basic inspection and enforcement program is currently in effect. To increase attention to lodging houses would require a reduction in the Health Act (as distinct from City By-law) enforcement of sanitation, food control, swimming pool and citizen complaint investigations.

The full anticipated lodging house program has not been developed outside the "Core Area" (Burrard, Clark Drive, Broadway, Burrard Inlet), nor has

Report to Council
Standing Committee on
Housing and Environment
December 18, 1975

- 17 -

the full posting of Lodging Houses and each unit according to section 19 of the by-law been carried out in any part of the City. The required printed material has, however, been ordered.

The successes and difficulties of the enforcement program have been reported regularly to the Standing Committee of Council on Housing and Environment.

The department is anxious to communicate to this Committee its exact position. It is not anxious to build any empire directed to the Lodging House program. The staff who have done a difficult job so well do not feel that they are fully utilizing the full range of their 2½ year training and find this work frequently exasperating. Enforcement programs are not well supported by the public or by the courts although many community groups in the downtown East side are supportive.

I feel that this whole matter should be laid open before the committee and re-assessed."

The City Manager notes that the foregoing is submitted for the INFORMATION of the Standing Committee on Housing and Environment and that no action is contemplated at this time; and reports that the Administrative Analyst is currently reviewing the health inspection function. "

In reviewing this report with the Committee the Medical Health Officer advised that Section 19 of the Lodging House By-law which requires the posting of information signs in every lodging house unit would be carried out in the very near future. He also advised that once the core area is in compliance with the Lodging House By-law regular inspections will be required to maintain appropriate compliance with the Lodging House By-law. The area outside of the core area also requires routine inspections in order to realize compliance.

The Committee expressed concern that prosecutions were poorly prepared by the Prosecutors Office, that long time lapses were involved before court cases were heard, that fines were insufficient, and suggested that the Committee should have information on why this situation exists.

The Committee noted that the Administrative Analyst is currently reviewing the health inspection function and would be reporting back to the Housing and Environment Committee in January, 1976.

RESOLVED,

THAT the above noted City Manager's Report dated December 10, 1975, be received.

13. Interim Housing Status Report

Submitted for the Committee's consideration was a City Manager's Report dated November 24, 1975, in which the Director of Housing reported as follows:

"1) Proposal Call - Family Housing - July 14, 1975

Four proposals had been submitted, all of which are now being abandoned and not being proceeded with.

It is noteworthy to mention that the proponent for proposal (40/44/54 West 14th Avenue) was not able to obtain an extension to their option which had expired.

2) Proposal Call - Hostel Housing Downtown Eastside -
August 18, 1975

Two proposals were received. Application for approval concerning capital and subsidy funding had been made to both the Provincial Department of Housing and C.M.H.C. The matter is currently under consideration. The pertinent details of each proposal contains the following:

- i) 173 units at a construction cost of \$2,797,776;
S/W corner Dunlevy Avenue and Alexander Street.
- ii) 85 units at a construction cost of \$1,562,110;
S/S Cordova Street just east of Dunlevy Avenue.

3) Proposal Call - Family Housing - October 27, 1975

In this regard seven proposals are now being pursued with C.M.H.C. and the Provincial Department of Housing. These seven proposals represent in total 209 units at an estimated construction cost of \$8.7 M.

4) Acquisition and Renovation of Existing Housing Stock

A request had been made to C.M.H.C. for \$4 M for such a program.

5) Land Acquisition - Section 42 N.H.A.

Application for such funding had been submitted to C.M.H.C. and the Provincial Department of Housing for a loan in an amount of \$4,546,877.

6) Land Acquisition - Downtown Eastside

The Provincial Department of Housing has committed to loan \$500,000 towards the acquisition of lands in the Downtown Eastside for hostel housing.

- 7) Several community meetings had been held concerning the possible development of some City-owned land. The lands under consideration are as follows:

	<u>APPROXIMATE NO. OF UNITS</u>
i) 2nd Avenue & Wallace Street	63
ii) Boundary Rd-Price St-Tanner St.	75
iii) Arlington Street & 46th Avenue	86
iv) Foster Avenue & Euclid Avenue	32
v) Commercial Drive & Findlay Street	77
vi) Nanaimo Street & Vanness Avenue	46
vii) Walker Street & Copley Street	<u>21</u>
	<u>400</u>

The foregoing outlines briefly the activities of the City's Public Housing Corporation. In addition, within the City of Vancouver the

- 1) G.V.R.D. is involved with the development of 56 family housing units.
- 2) Dunhill Corporation is involved with the development of 201 family housing units.

- 3) Various non-profit co-operatives assisted and supported by the United Housing Foundation are involved with the development of 278 family housing units which includes development in False Creek.

In summary, the family housing developments under consideration for and/or under development appear to be of the following description:

City of Vancouver Public Housing Corporation		
i) Proposal Call	209	
ii) City-owned lands	<u>400</u>	609
G.V.R.D.		56
Dunhill Corporation		201
Various Co-operatives		<u>278</u>
TOTAL		<u>1,154</u> "

Following discussion of this matter, it was

RESOLVED,

THAT the City Manager's Report dated November 24, 1975, be received.

14. Financing - Low Cost Spay and Neuter Clinic

At the November 20, 1975, meeting of this Committee more information on the financing of the low cost spay and neuter clinic was requested.

The Committee considered a letter from Mr. C. Jack Holmes, Secretary-Manager - B.C.S.P.C.A. dated December 3, 1975, and outlining all of the sources of funding for the proposed low cost spay and neuter clinic. This letter is on file in the City Clerk's Office.

RESOLVED,

THAT the above noted letter dated December 3, 1975, be received.

The meeting adjourned at approximately 3:23 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 275

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

December 18, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, December 18, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 205 Main Street

The Committee had before it for consideration a Manager's report dated December 4, 1975 (circulated) on the application of Mr. Mawarford of Coaster Construction for Brandolini Holdings Ltd. for a development permit #71870 at 205 Main Street which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to use a portion of the main floor of this existing hotel building as a restaurant/cabaret. This development is situated on the south-west corner of Main and Powell Streets.

This development will maintain a public assembly area of 1130 square feet and a dining area of 1020 square feet. The applicant's plans state that there will be seating for a maximum of 145 persons including the dining and cocktail areas.

This site is in the area that has been approved at a Public Hearing to be rezoned from CM-1 Commercial District to CD-1 (Downtown East Side). This portion of the building was previously occupied as a public house (beer parlour).

The Director of Planning approved this application, after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

During discussion it was noted this location is presently known as the No. 5 Orange Street beer parlour and the application is to convert it to a restaurant/cabaret.

Clause #1 continued:

Following brief discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Mawarford of Coaster Construction for Brandolini Holdings Ltd. for development permit No. 71870 to use a portion of the main floor of 205 Main Street as a restaurant/cabaret.

2. Liquor Permit Application -
801 Beach Avenue

The Committee had before it for consideration a Manager's report dated December 10, 1975 (circulated) on the application of Mr. N. Canow for Nik's Godown Ltd. for a development permit at 801 Beach Avenue which read as follows:

"It is reported on behalf of the Director of Planning that the above-noted development permit application has been filed to use a portion of the main floor of the existing building as a restaurant and cocktail lounge.

This development is situated in the downtown peninsula on the north-west corner of Beach Avenue and Howe Street in the (CM-1) Commercial District. (Rezoning is being considered to FCCDD - False Creek Comprehensive Development District.)

The proposed development will provide a 5090 sq. ft. restaurant, and a cocktail lounge with a public assembly area of 1060 sq. ft. The applicant stated that there would be a total of 48 persons seated in the cocktail lounge.

The Director of Planning approved this application, after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

Following brief discussion it was

RECOMMENDED

THAT the application of Mr. N. Canow for Nik's Godown Ltd. for development permit No. 72094 to use a portion of the main floor of 801 Beach Avenue as a restaurant and cocktail lounge be approved.

3. Super Graphics and Wall Murals -
Approval Process

The Community Services Committee on May 15, 1975, after recommending approval of two outdoor wall murals proposed by the Pier Group Mural Company, which the Director of Planning had turned down under Section 7(1) of the Sign By-law, resolved:

"THAT the Director of Planning be asked to appear before the Community Services Committee to discuss criteria for exterior wall murals and his discretion to approve such murals under Section 7(1) of the Sign By-law."

Cont'd . . .

Clause #3 continued:

The Committee had before it for consideration a Manager's report dated December 8, 1975 (circulated) in response to the above resolution which stated in part:

"The majority opinion from the artists consulted is against setting out criteria for works of art. As an alternative, some of the artists suggested a small Advisory Panel from among their number who would assist the Director of Planning in evaluating the super graphics and wall murals. It is believed that a further advisory group is not needed at this time as there have been few applications under this section of the By-law to date. The Urban Design Panel, which includes members of design professions with the ability to assist in the required evaluation, particularly as murals have such an important relationship to building design and form, is an appropriate body to provide the required advice. A representative of the Pier Group Mural Company has stated that this procedure is acceptable to their company.

Applications will be examined systematically under a sequence including:

Location (permanent or otherwise, industrial, commercial, etc.);

Applicants' intentions (message intended--only obviously inappropriate ones should be stopped, reasons for location, perceived advantages);

Size (principal dimensions, size in relation to building);

Visibility (close view, wider view, suitability of colours for light conditions);

Permanance (durability);

Relationship to building form (whether the mural helps building form or worsens it);

Community acceptability (harmony or discord with neighbours, avoidance of political or third-party advertising, and similar considerations).

The Urban Design Panel and the Panel, on October 30, 1975, agreed to advise on super graphics and wall murals to assist the Director of Planning in exercising his discretion under Section 7 of the Sign By-law."

The Director of Planning, representatives of the Law and Social Planning Departments, along with representatives of the Pier Group Mural Company, appeared before the Committee on this matter and there was considerable discussion during which it was revealed that the mural proposed for the north side wall of the day care centre at Vancouver Community College which was presented by the Pier Group to the Committee and recommended for approval on May 15, 1975, was not the same mural which had earlier been presented and turned down by the Director of Planning.

During discussion the suggestion was made that representatives of the art community such as the Director of the Vancouver Art Gallery and the principal of the Vancouver School of Art should comment to the Director of Planning on wall murals proposed for the exterior walls of City buildings.

Cont'd . . .

Clause #3 continued:

The Director of Planning, speaking in support of the proposition in the Manager's report that the Urban Design Panel review mural proposals, suggested that he would welcome the comments of such a group in making his decisions on the acceptability of wall murals and that this is a value judgement which should not be left to one individual.

The suggestion was made that the Community Services Committee could be the approving body for murals or that it could be an appeal group for artists whose murals were not approved by the Director of Planning following his consultation with the Urban Design Panel.

A "press agent" who stated he represents two mural painting clients, criticized the lengthy time period required for approval of murals, stating it can take as long as six months and that this fact alone could be the reason more mural applications are not being received by the City.

It was generally agreed by the Committee that artists whose murals were not acceptable to the Director of Planning could appeal to Council via the Community Services Committee.

Following discussion it was

RECOMMENDED

THAT Council approve the systematic examination of proposed wall murals as set forth in the Manager's report dated December 8, 1975;

FURTHER THAT the Director of Planning in addition to consulting with the Urban Design Panel on the applications for wall murals, also consult with representatives of the art community such as the Director of the Vancouver Art Gallery, prior to ruling on proposed outdoor wall murals.

4. Ray-Cam Co-operative Community Centre - Operational Structure

The Committee had before it for consideration a Manager's report dated December 3, 1975 (circulated) on the operational structure of the Ray-Cam Co-operative Community Centre.

Representatives of the Ray-Cam Community Association and the Social Planning Department appeared before the Committee on this matter and Community Association members stated they had read the report and agreed with it.

The report concluded with the following comments by the Director of Social Planning on the establishment of a management and operational structure:

"Now that the construction of the facility will soon be underway, attention must be focused on the management format and budget for the new centre. Previous comments by members of the Community Services Committee indicate that the management structure should reflect not only the desire of the Ray-Cam Cooperative to participate in the running and operation of the centre (at the policy level); but also include Participation by other agencies such as the City, Parks Board and possibly B.C.Housing Management Commission.

Clause #4 continued:

Due to the delays related to the construction of the community centre and the anxiety involved, the development of a management proposal and budget was unintentionally deferred. The City's commitment to fund the management and operation of the community services centre on its completion, requires that a budget be submitted to the Finance Committee of City Council before a March 1976 deadline. The amount of operational funds necessary will be determined in part by the portion of the year the centre will be operational. Construction should be completed in May if early December start materializes.

Social Planning Department and Ray-Cam Cooperative Association representatives have met several times on the management issue. Ray-Cam has revised its previous stand for managerial autonomy and agreed to a joint management board consisting of City, Parks Board, B.C. Housing Management Commission, Strathcona Resource Board, Raymur Tenants Association and Ray-Cam Cooperative representatives.

It will be the responsibility of the nine member Community Centre Board of Management (six members from the three community organizations and the remaining three from the three involved civic agencies) to:

- 1) establish annual budgets, raise funds and approve capital expenditures;
- 2) set management policies for the Centre;
- 3) operate programs in the Centre;
- 4) provide janitorial and maintenance services;
- 5) approve the hiring and dismissal of administrative staff.

Ray-Cam Cooperative Association has already made the necessary modifications to its charter to allow it to become the official citizen organization associated with the Community Centre. Besides this prime role Ray-Cam will also operate the Daycare and Co-op store facilities independent of the Community Activity Centre.

A Board of Management comprised of representatives of various interest groups will be concerned primarily with policy matters as outlined above. The approval and organization of the Management Board is a timely issue in light of the Board's role in the development of the annual operating budget. The outline of the proposed Board of Management organization, which has the mutual approval of the Ray-Cam Board and Social Planning, is appended to this report.

An agreement to participate has been received from several organizations and agencies represented on the proposed Board of Management. Similar consent is anticipated from the remaining."

During discussion it was noted construction of this new facility began on December 1, 1975.

Following discussion it was

RECOMMENDED

THAT Council approve of the Ray-Cam Community Centre's Board of Management as outlined in the Manager's report dated December 3, 1975, so that the Board, once established, can participate in the drafting of an annual operating budget and operational guidelines for the Centre.

INFORMATION

5. Request for Approval to Distribute Furniture Valued at Over \$300

Council, at its meeting of April 4, 1974 approved procedures and guidelines (circulated) for the sale of City-owned surplus furniture at 10% or \$10 to non-profit organizations.

Clause #5 continued:

Among the guidelines were that requests for furniture valued at over \$300 be referred to Committee for approval.

The Committee had before it for consideration a request (circulated) from the Riley Park Area Council for \$570 worth of furniture.

Following discussion it was

RESOLVED

THAT the Committee approve of the sale of \$570 worth of surplus City-owned furniture to the Riley Park Area Council for \$59.85, including tax.

RECOMMENDATION

6. Shannon Day Care Centre -
Progress Report

The Committee had before it for consideration a Manager's report dated December 9, 1975 (circulated) on progress towards having a day care centre established in the Hudson Marine Plaza (a commercial office tower development in Marpole) as agreed to by Council on July 23, 1974.

Representatives of the Law Department and the Shannon Day Care Society appeared before the Committee on this matter.

The report documents a number of requirements the developer has failed to meet in providing adequate facilities in the day care centre.

A representative of the Law Department stated the City wrote the developer on November 20, 1975 outlining the shortcomings in the provision of proper day care facilities and that a written reply had not yet been received at the time of the meeting.

Following discussion it was

RECOMMENDED

THAT the City proceed to carry out repairs and other work necessary to provide a day care centre at the Hudson Marine Plaza which meets the standards required by Provincial and Municipal authorities for day care facilities and that the City withhold the costs of carrying out this work from the day care operating costs the City has agreed to pay the owner; such work to be undertaken by the City beginning on January 30, 1976.

The meeting adjourned at approximately 5:50 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 15